




OBLIGATION OF LANDLORD AND TENANT
ANSWER OUTLINE



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Q. Obligation of landlord and tenant. ?

1. INTRODUCTION:

2. Relevant Section:

Section 12 and 13 of Punjab Rented Premises Act 2009

3. Cross Reference:

Section 108 of Transfer of property Act 1882

4. Constitutional Reference:

Art. 23 of Constitution of Islamic Republic of Pakistan:

“Every citizen has a right to own, hold and dispose of property”

5. Definition of Tenancy Agreement:

Section 2(m)

6. Parties of tenancy agreement:

- i. Landlord
- ii. Tenant

7. Definition of Landlord:

Section 2(d)

8. Definition of Tenant:

Section 2(l)

9. Obligation of landlord:

Under Section 12:

- i. Provide certified copies of tenancy agreement.**
- ii. Repair the premises.**
- iii. Pay tax.**
- iv. Not withhold premises.**
- v. Not cut off and suspend without just or sufficient cause.**

10. Provide certified copies of tenancy agreement:

11. Repair the premises.

12. Pay tax.

13. Not withhold premises.

14. Not cut off and suspend without just or sufficient cause.
15. Not to enter into premises:
16. Action against landlord on failure to perform his obligation:
17. Obligation of Tenant:

Under Section 13:

- i. Keep the premises in good condition**
- ii. Not to use for unlawful purpose**
- iii. Allow to landlord to enter into premises**
- iv. Hand over the vacant possession**
- v. Not cause nuisance**
- vi. Not make a structural change**
- vii. Pay rent in time**
- viii. Pay utility bills**

18. Keep the premises in good condition:
19. Not to use for unlawful purpose:
20. Allow to landlord to enter into premises:
21. Hand over the vacant possession:
22. Not cause nuisance:
23. Not make a structural change:
24. Pay rent in time:
25. Pay utility bills:
26. Failure of tenant to fulfil his obligation:
 - i. Notice to the tenant:**
 - ii. Application to Rent Tribunals:**
27. Conclusion